

The regular meeting of the Farr West City Council and a work session were held on June 16, 2022, beginning at 6:00 p.m. at City Hall. Council members present were Mayor Ken Phippen, David Chugg, Josh Blazzard, Janele Leatham and Katie Williams. Boyd Ferrin was excused.

Planning Commission members present were Genneva Blanchard, Lou Best and Lyle Earl. Staff present was Lindsay Afuvai and Cody Cardon. Visitors present were: see attached list.

Budget Work Session

The City Council held a budget work session with treasurer, Cody Cardon.

Regular Meeting

#1 – Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#2 - Opening Ceremony

a. Pledge of Allegiance

Katie Williams led in the Pledge of Allegiance.

b. Prayer

David Chugg offered a prayer.

#3 – Comments/Reports

a. Public Comments

There were no public comments.

b. Presentation of Certificates from Farr West City and Fremont 5 CTC Coalition to tobacco compliant businesses in Farr West City

Mayor Phippen presented an award to Maverik and announced other businesses in Farr West who have passed the tobacco compliance checks with the Weber Morgan Health Department.

c. Report from Planning Commission

Genneva Blanchard reported that the Planning Commission held a work session to discuss the M-1 zoning request for the Bonneville Development Group properties. The Commission then held a work session on a conditional use permit request for Matt Montano for warehousing with office space, action on that request was then tabled for further discussion. The request to amend the general plan and re-zone of the Bonneville Development Group properties were both later tabled as well. The Commission has requested a joint work session with the City Council to further discuss this request.

The Commission then approved their minutes, recommended approval of the rules and procedures for Farr West City meetings, reported on assignments and adjourned.

#4 – Business Items

a. Open public hearings as advertised

JOSH BLAZZARD MOTIONED TO ENTER INTO A THE PUBLIC HEARINGS AS ADVERTISED. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

i. Consider the adjustments to the 2021-2022 budget

Treasurer Cardon presented the three changes to the current budget which included the lower property tax amount to match the actual amount, the sales tax offset adjusted to other items and the street light fee was removed from the budget.

ii. Consider approval of the final 2022-2023 budget including salary, wage and professional service adjustments

Cody Cardon went over the new certified tax rate and the different options of adjusting property tax rates to cover deficits in the budget and increasing costs, especially with the Sheriff's office contract. Cody stated right now the sales tax rates are up and he was able to balance the budget with those but the council does have the option to explore other options with the tax rate. Lou Best asked what these increases meant for each resident. The Council explained that the different options ranged from a \$2.08 per month increase to a \$8.40 per month increase per resident. Mr. Best stated he did not feel that was that big of a burden to the residents.

iii. Consider amendments to the consolidated fee schedule

Cody Cardon went over the amendments to fee schedule which included increases in the monthly utility rates on sewer, garbage, recycling and storm water. Cody explained these are results of increased costs to the City which are simply being passed on to the residents. Council Member Katie Williams went over the proposed new rates to the senior center rentals and park reservation fees.

Cody Cardon then presented that the proposed wage scale p as part of the budget stating wages have increased on average 5.82%. Lou Best asked if the employee increases are automatic or based on merit. Cody stated employees have to pass their evaluation in order to receive the step increase.

b. Close public hearings and proceed with regular meeting

JOSH BLAZZARD MOTIONED TO CLOSE THE PUBLIC HEARINGS AND PROCEED WITH THE REGULAR MEETING. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Approval of the adjustments to the 2021-2022 budget

JOSH BLAZZARD MOTIONED TO APPROVE THE ADJUSTMENTS TO THE 2021-2022 BUDGET. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Approval of the Certified tax rate

DAVID CHUGG MOTIONED TO APPROVE THE CERTIFIED TAX RATE OF .0049. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Katie Williams stated she is relying heavily on the expertise of the senior members of the council on this decision. Josh Blazzard stated that he has gone back and forth on what we should do but felt that the overall addition increasing taxes would bring to the budget was not that big right now and felt the increased sales tax income is currently covering those costs. David Chugg stated that philosophically he is not comfortable with incorporating an increase when currently the need is not necessarily there, stating that next year might be completely different but we are not there yet.

- e. Approval of the final 2022-2023 budget

Cody Cardon presented the new budget and stated the sewer rates from Central Weber Sewer is increasing 12%, the transfer station is increasing 9%, and the storm water fund is losing money so the monthly rate is increasing to \$6 per month.

DAVID CHUGG MOTIONED TO APPROVE THE FINAL 2022-2023 BUDGET. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- f. Approval of Resolution No. 2022-02, amendments to consolidated fee schedule

KATIE WILLIAMS MOTIONED TO APPROVE RESOLUTION NO. 2022-02, AMENDMENTS TO CONSOLIDATED FEE SCHEDULE. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Approval of Ordinance No. 2022-09, amending treasurer, attorney and judge's pay

KATIE WILLIAMS MOTIONED APPROVE AND AMEND ORDINANCE NO. 2022-09, AMENDING TREASURER, ATTORNEY AND JUDGE'S PAY, LEAVING THE CITY COUNCIL AND MAYOR AS CURRENTLY STATED IN CODE. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, KATIE WILLIAMS AND JANELE LEATHAM ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- h. Discussion – Fraud Risk Assessment from the Office of the State Auditor

Cody Cardon presented the fraud risk assessment to the council and stated he would report back to the State Auditor. Cody stated that we are ok with where we are at on the assessment and that hiring additional employees to raise our numbers on the assessment would not be worth it.

#5 – Consent Items

- a. Approval of Farr West Public Meetings Rules of Order and Procedures

DAVID CHUGG MOTIONED TO APPROVE THE APPROVAL OF THE FARR WEST PUBLIC MEETINGS RULES OF ORDER AND PROCEDURES. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

- b. Approval of minutes dated June 2, 2022

JANELE LEATHAM MOTIONED TO APPROVE THE MINUTES DATED JUNE 2, 2022. KATIE WILLIAMS SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Approval of bills dated June 15, 2022

KATIE WILLIAMS MOTIONED TO APPROVE THE BILLS DATED JUNE 15, 2022. JANELE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Cancel the July 7, 2022 City Council meeting

KATIE WILLIAMS MOTIONED TO CANCEL THE JULY 7, 2022 CITY COUNCIL MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Review of administratively approved business licenses

Katie Williams had questions on the licenses for Pony's Kustoms, Lorraine's Sweet Treats and Hurricane Marine Construction and would like to have them come in to discuss their licenses. Cody Cardon suggested having the city attorney send certified letters giving the businesses a copy of the conditional use permit and what the requirements are for the new businesses and any other concerns the council members may have and only bring the business owner before the Council, if necessary, as an appeal board. Cody mentioned that it was his opinion that would help Farr West City be a business-friendly place. Further discussion was had and Katie stated she would send her list of concerns to the city attorney.

#7 – Mayor/Council Follow-up

a. Report on Assignments

Josh Blazzard reported he is working on the Freedom Festival celebration.

Janele Leatham reported on the park meeting and commended Chris Midget for a great event for the seniors.

Katie Williams reported the Know Your Scripts campaign will hold an event on June 30th at Smith Family Park.

Mayor Ken Phippen reported he met with Pleasant View City and signed a letter of intent on requesting WACOG money for roads off of 2700 North. He then reported on the WACOG meeting. Mayor Phippen reminded the Council he will have a dunk tank at the Freedom Festival and thanked those volunteers that have committed to participating. Ken then stated that he would like to see a joint work session scheduled for the M-1 zoning request as well as the moderate income housing strategies. It was discussed that they would hold that joint work session before the Planning Commission meeting on June 23. Ken then stated he would like to see the General Plan approved by September because the deadline to have it done is October 1.

#8 – Adjournment

AT 8:44 P.M., DAVID CHUGG MOTIONED TO ADJOURN THE MEETING. SECONDED THE MOTION. ALL VOTING AYE.

Lindsay Afuvai, Recorder

Ken Phippen, Mayor

Date Approved: _____